

22 Lime Grove, Old Trafford, Trafford, M16 0NN



**JP & Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £385,000


 3  1  2  D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* An attractive and well-kept, bay fronted THREE BEDROOM semi-detached property situated on a popular residential cul-de-sac here in Old Trafford off Seymour Grove. Conveniently located within easy walking distance of local amenities, with Seymour and Hullard Parks close by. Excellent transport links are available via Seymour Grove into the City Centre and Media City, as well as the Metrolink station at Trafford Bar. In brief, the well-planned accommodation consists of a porch benefitting from tiled flooring, an entrance hall benefitting from useful under stairs storage, a dining room with a bay window to the front, a lounge to the rear complete with living flame fire, high ceilings and original ceiling cornices, and a fitted kitchen with access into rear enclosed garden. To the first floor there is a landing leading to the three good sized bedrooms and a three-piece family bathroom. The property benefits from both front and rear enclosed gardens and is warmed by gas fired central heating. This property would be ideal for a professional couple or a family due to the location.





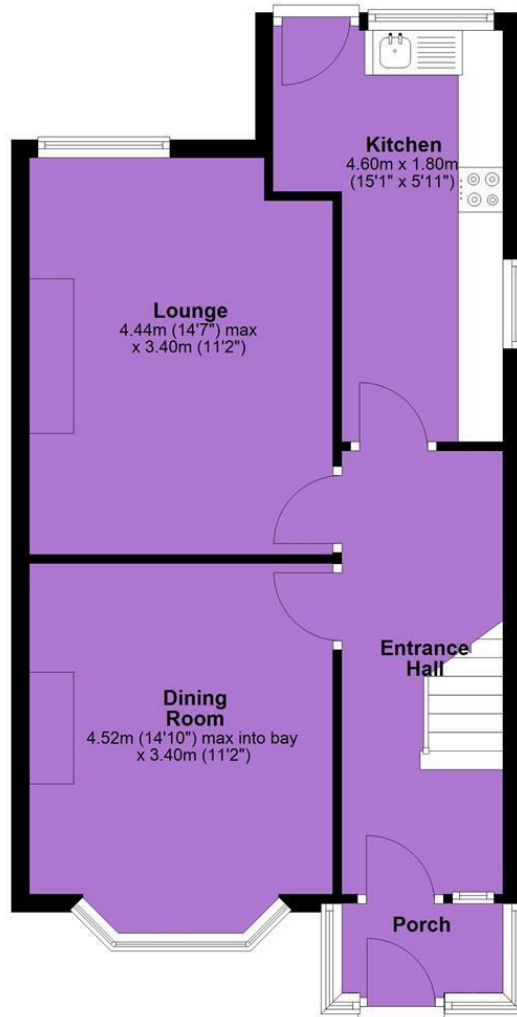
## EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

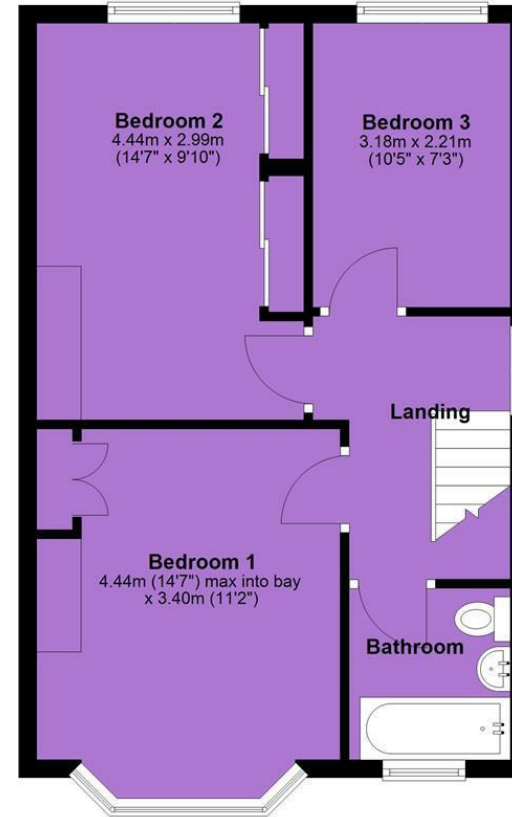


Tenure: **Freehold** Council Tax Band: **B**

### Ground Floor



### First Floor



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